

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: MODIFICATION OF URBAN RENEWAL PLAN OF THE  
WASHINGTON PARK URBAN RENEWAL AREA  
PROJECT NO. MASS. R-24

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, was adopted by the BRA on January 16, 1963, and approved by the City Council of the City of Boston on February 18, 1963; and

WHEREAS, Section 1201 of Ch. 12 of said Plan entitled "Modification" provides that the Urban Renewal Plan may be modified at any time by the BRA provided that, if the general requirements, controls or restrictions applicable to any part of the project area shall be modified after the lease or sale of such part, the modification must be consented to by the Redeveloper or Redevelopers of such part or their successors and assigns, provided further that where the proposed modifications will substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Mass. Department of Commerce and Development; and

WHEREAS, Section 602 of Ch. 6 of said Urban Renewal Plan entitled: "Land Use and Building Requirements" designated public recreation as the permitted use on Site J-5; and

WHEREAS, subsequent to the adoption of said Plan the Parks and Recreation Department of the City of Boston has programmed additional public recreational space in the immediate vicinity of Site J-5; and

WHEREAS, a proposal has been received from a prospective Redeveloper which if accepted would permit the construction of a facility which would render needed social services to the community; and

WHEREAS, the Commissioner of Parks and Recreation expressed his conviction that it would be in the public interest to reduce the amount of public recreational space on Site J-5 if the balance were to be developed as proposed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. Site J-5 is hereby subdivided into Site J-5a, which shall comprise of approximately 85,000 square feet of the easterly portion of the former Site J-5, and Site J-5b which shall comprise approximately 40,000 square feet of the westerly portion of the former Site J-5.



2. That Section 21 of Table A: Land Use and Building Requirements of Section 602 of Ch. 6 of said Urban Renewal Plan, on Page 18 of said Plan, is hereby modified by designating "Institutional" as the permitted use for Site J-5a and Site J-5b retain the permitted uses presently established for Site J-5 in Section 21 of the Renewal Plan.

3. The following controls are established for the Institutional use to be developed on Site J-5a:

Minimum Setback:

Front, 30; Side, 30; Rear, 30.

Maximum Building Height = 40'.

Maximum Floor Area Ratio = 1.0

Maximum Net Density - Not Applicable

Minimum Parking Ratio = 1

4. That this proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.

5. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.

6. That this Resolution shall be effective immediately upon the concurrence therein of the U. S. Department of Housing and Urban Development.



MEMORANDUM

~~October 26, 1967~~

NOV 2 1967

TO: Boston Redevelopment Authority

FROM: Francis X. Cuddy, Development Administrator

SUBJECT: MINOR MODIFICATION OF URBAN RENEWAL PLAN  
DISPOSITION SITE J-5  
WASHINGTON PARK URBAN RENEWAL AREA R-24

SUMMARY: This memo requests authorization to subdivide Disposition Site J-5 to allow for institutional use on J-5a while retaining public use for J-5b, in accordance with the Urban Renewal Plan.

The Urban Renewal Plan for the Washington Park Urban Renewal Area, adopted by the Authority on January 14, 1963, in Section 602 thereof entitled "Land Use and Building Requirements" designates Site J-5 for reuse as public recreation. Section 1201 of said Plan provides that it may be modified at any time by the Boston Redevelopment Authority.

Site J-5 is approximately three acres in area and contains the present project site office. A proposal to purchase and develop a portion of the site, which will be more fully described in the following memorandum, has been received from The Ecumenical Center in Roxbury, Inc.

At the time of the original request for development of a portion of Site J-5 for a neighborhood facility, the Commissioner of Parks and Recreation indicated that his department was receptive to a subdivision of the site and reduction of the land to be developed for a park to about one acre. As the Commissioner observed in his letter, additional land is being developed for park and recreational use in the immediate vicinity, and it is the opinion of the Authority staff and the Citizens' Urban Renewal Action Committee that a need exists for the services which will be offered to the community by the proposed neighborhood facility.

Accordingly, it is recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan for the Washington Park Urban Renewal Area to permit the subdivision of Site J-5 into J-5a and J-5b and further establishing Institutional use for Site J-5a.

Attachments



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